

067.0

0006

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,063,500 / 1,063,500

USE VALUE: 1,063,500 / 1,063,500

ASSESSED: 1,063,500 / 1,063,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City	
87-89		SUMMER ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	R A JOHNSON REALTY INC	
Owner 2:		
Owner 3:		
Street 1:	1026 MASS AVE SUITE 1	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 14,861 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1850, having primarily Clapboard Exterior and 3493 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		14861		Sq. Ft.	Site		0	70.	0.52	11			Med. Tr	-10					545,474						545,500	

Total AC/Ha: 0.34116

Total SF/SM: 14861

Parcel LUC: 105 Three Fam.

Prime NB Desc: ARLINGTON

Total: 545,474

Spl Credit

Total: 545,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

APPRAISED:	1,063,500	/	1,063,500
USE VALUE:	1,063,500	/	1,063,500
ASSESSED:	1,063,500	/	1,063,500
User Acct	43170		
GIS Ref			
GIS Ref			
Insp Date			
10/02/18			

!5758!

USER DEFINED

Prior Id # 1:	43170
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	20:36:05
PRINT	
LAST REV	
Date	Time
10/09/18	10:45:38
apro	
5758	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 12 - Multi-Conver				Full Bath: 3	Rating: Average			A Bath:	Rating:								
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:												
(Liv) Units: 3	Total: 3			A 3QBth:	Rating:												
Foundation: 3 - BrickorStone				1/2 Bath:	Rating:												
Frame: 1 - Wood				A HBth:	Rating:												
Prime Wall: 2 - Clapboard				OthrFix:	Rating:												
Sec Wall:		%															
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 3	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 3							
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average								Lvl 2									
Year Blt: 1850	Eff Yr Blt:							Lvl 1									
Alt LUC:	Alt %:							Lower									
Jurisdct:	Fact: .							Totals	RMS: 12	BRs: 6	Baths: 3	HB					
Const Mod:				CONDOS INFORMATION													
Lump Sum Adj:				Location:													
INTERIOR INFORMATION				Total Units:													
Avg Ht/FL: STD				Floor:													
Prim Int Wall: 2 - Plaster				% Own:													
Sec Int Wall:		%		Name:													
Partition: T - Typical				DEPRECIATION													
Prim Floors: 3 - Hardwood				Exterior:		No Unit	RMS	BRs	FL								
Sec Floors:		%		Interior:		3	4	2									
Bsmnt Flr: 12 - Concrete				Additions:													
Subfloor:				Kitchen:													
Bsmnt Gar:				Baths:													
Electric: 3 - Typical				Plumbing:													
Insulation: 2 - Typical				Electric:													
Int vs Ext: S				Heating:													
Heat Fuel: 1 - Oil				General:													
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 3																	
% Heated: 100		% AC:															
Solar HW: NO		Central Vac: NO															
% Com Wall		% Sprinkled:															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 067.0-0006-0004.A																	
More: N				Total Yard Items:				Total Special Features:				Total:					